

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON MONDAY, APRIL 14, 2014 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

Council in Attendance:	Dennis Diamond	- President
	Mike Reid	- Vice President
	Rita Lum	- Treasurer
	Daniel Fiss	- Secretary
	Ernie Ng	
	Michael Rawlinson	
Regrets:	Rod Hayley	
Paris Place:	Del Wordofa	- General Manager
Guest:	Patsy McMillan, False Creek Recreation Society John Murray, False Creek Residents Association Owner	
Managing Agent:	Cindy Anderson, Strata Manager ColyVan Pacific Real Estate Management	

1. CALL TO ORDER

The meeting was called to order at 6:35 p.m. With quorum requirements being met the meeting was declared competent to proceed with the business at hand.

2. GUEST BUSINESS

Patsy McMillan and John Murray of the False Creek Recreation Society attended the council meeting to advise council of the Green Light Campaign and to request support from the council and Paris Place residents. Information about the campaign can be obtained from the association's website at www.falsecreekresidents.org. After discussion, Council agreed to the sale of these light bulbs in both lobbies. Date and time to be arranged by the General Manager.

An owner in attendance at the meeting requested an opportunity to discuss a problem with pigeons and mounting soil on their balcony. The owner requested assistance in getting rid of the pigeons. Council thanked the owner for bringing the problem to the attention of council. The General Manager will attempt to address the problem.

3. APPROVAL OF MEETING MINUTES

It was **MOVED/SECONDED** to adopt the March 10, 2014 council meeting minutes as previously circulated.

MOTION CARRIED
(Unanimous)



4. GENERAL MANAGER'S REPORT

The General Manager presented his report. It was reviewed and accepted as presented. Business arising from the report is addressed below.

5. SAFETY

No safety incidents or safety concerns reported in the past month.

**6. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of February, 2014. As at February 28, 2014 the CRF bank account balance was \$291,215.34 and the Operating fund bank balance was \$5,794.00. Accounts receivable were \$31,391.45 (owners in arrears) and \$68,996.75 (Henderson Developments). Loan from CRF to Operating was \$0. It was **MOVED/SECOND** to adopt the Financial Statements up to and including February 28, 2014.

MOTION CARRIED
(Unanimous)

ARREARS (in camera)

The Strata Manager gave a brief report on accounts in arrears. Collection efforts are on-going.

Important!

Failure to pay strata fees and special levies compromises the strata corporation's ability to meet its financial obligations.

Strata fees and special levies must be paid on or before the due dates. All accounts in arrears are subject to interest and late payment charges and will be sent to collections at the owner's expense.

7. COMMITTEE REPORTS

SECURITY COMMITTEE (Members: Dennis Diamond)

The committee is currently reviewing security options. The committee is expected to submit a report and make recommendations at the next council meeting. There was nothing new to report on the status of security access separation from Henderson.

HENDERSON COST SHARING COMMITTEE (Members: Rod Hayley, Ernie Ng)

There was nothing new to report at this time.

8. OLD BUSINESS

Strata Procedures Review

It was **MOVED/SECONDED** that the Strata Manager and General Manager be granted the authority to approve flooring replacement requests on behalf of the Strata Council.

MOTION CARRIED
(Unanimous)



Fob Audit

The General Manager was asked to begin planning for a fob audit.

Elevator Advertisement Screens

The Council President volunteered to investigate options.

Depreciation Report

A preliminary site review was carried out on March 19th. A draft report is expected to be completed in the next few weeks. Council requested that a progress update be obtained from RDH.

Balcony Inspections & Repair

Discussion was tabled, pending review of the Depreciation Report.

Roof Review

Discussion was tabled, pending review of the Depreciation Report.

Dryer Vent Cleaning

Dryer vent cleaning is scheduled for April 23rd.

Rogers Lease Renewal

Council requested that a letter be sent to acknowledge Rogers exercise of its option to renew for a further 5 year term. Council will consider Rogers request to grant two further options to renew.

House Keeping

1. Fire Panel Alarm & Monitoring – Henderson requested that council consider installing equipment as quoted by Vanco instead of Tyco. It was **MOVED/SECONDED** to replace the equipment as quoted by Vanco.

MOTION CARRIED
(Unanimous)

2. Lobby Lighting – lobby lighting replacement is complete.
3. Parkade Cleaning – scheduled for April 18th – 20th.
4. Annual Fire & Safety Inspection – scheduled for May 7th – 9th
5. Sauna Repair – scheduled for next week

32nd Floor Water Pressure

Further investigation is pending.

Parkade Height Sign

A sign will be posted in the parkade to draw attention to the lowest point of clearance in the parkade.

General Manager

Discussion about the General Manager's job description was not discussed due to time constraints.



9. NEW BUSINESS

Keefer Steps

Representatives from the neighbouring building, the Espana requested that representatives of Paris Place join them in a meeting to discuss Keefer Steps cost sharing. Due to time constraints the request was not discussed.

Cleaning Contract Rate Change

A contract renewal and rate increase proposal was received from the cleaner. It was **MOVED/SECONDED** that the cleaning contract be renewed as proposed.

MOTION CARRIED

(Unanimous)

General Manager

It was brought to the attention of the Strata Council that the General Manager had not received a salary increase for a number of years. The 2014 budget included an increase, but no directive had yet been issued by Strata Council commensurate with the 2014 budget. It was **MOVED/SECONDED** that the General Manager's salary be increased by 3%, retroactive to the beginning of the fiscal year, as approved in the 2014 budget.

MOTION CARRIED

(Unanimous)

10. CORRESPONDENCE (in camera)

Received:

- 3 Renovation Requests
- Car Break-in Report
- Request to clean concrete wall
- Earthquake Insurance

Sent:

- 28 Arrears Notices and 2 Arrears Letters
- 1 Welcome to your New Home Letter
- 3 Renovation Approvals
- 6 Chargebacks

11. ADJOURNMENT

The meeting was adjourned at 9:06 p.m.

12. NEXT COUNCIL MEETING

The next strata council meeting is TBD as the regular meeting date falls on a statutory holiday. Future council meetings are scheduled for the third Monday of every month.

Attention

These minutes are available by visiting the Strata's website at: www.parisplace.ca.

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